

To see if the Town will vote to amend the Seekonk Zoning By-laws by adding the following new subsection to Section 6. Residence Districts, as set forth below or to take any other action relative thereto:

## **6.2.20 ASSISTED LIVING FACILITY BY SPECIAL PERMIT**

### **DEFINITION**

An Assisted Living Facility (Facility) shall mean a Facility as defined in 651 CMR 12.02, which offers supportive services to individuals who are unable to live independently in the community by supervising and/or assisting with basic activities of daily life, such as, but not limited to, dressing, bathing, toileting, and nutrition. A Facility may provide shared food preparation services, but also may allow limited residential unit food preparation areas and may provide common recreational, laundry, social, medical and service facilities for the exclusive use of residents of the Facility.

### **SPECIAL PERMIT REQUIREMENT**

A Facility may be allowed in any Residence District by Special Permit, in accordance with the Special Permit section of the Zoning Bylaws, from the Planning Board, provided that all of the following conditions shall be satisfied:

1. The number of residential units proposed for the Facility shall be determined by the Planning Board to be not substantially more detrimental to the surrounding neighborhood than the residential uses that are allowed as of right in the district when considering, at a minimum, the, impact of the density of the Facility, including its scale and architecture, in comparison to the surrounding neighborhood.
2. The Board of Health has confirmed that the Facility can be accommodated with respect to onsite septic disposal and any other applicable standards of the Board of Health.
3. At least 15% of the units shall be deed restricted as permanently affordable or for the longest period allowed by law (i.e., monthly housing costs shall not exceed 30% of monthly income) for those individuals who qualify (i.e., individuals who are at or below 80% of the median income for the area).
4. To the extent allowed by law, a local preference policy shall be provided and administered that reserves 70% of the units for Town residents or Town employees. If the pool of Town residents or employees does not equal 70% of the units, then non-Town residents and employees can occupy greater than 30% of the units.
5. The Facility and its accessory elements, not including parking areas, shall satisfy the following dimensional requirements: front setback-50 feet; side setback-25 feet; rear setback-50 feet; maximum building height-40 feet.
6. The Site Plan Review section of the Zoning Bylaws shall be applicable to any such Facility. The minimum number of required parking spaces shall be ¼ space per unit and the maximum number of parking spaces allowed shall not exceed ½ space per unit. **In addition to the minimum 10 foot landscaped buffer around the perimeter of all sites, as required in the Site Plan Review section, the**

**Planning Board may require a tight evergreen landscaped buffer, not less than 6' high at the time of planting, around the perimeter of all sites to shield abutting residential properties if, at the Board's discretion, such a buffer is deemed necessary.**

7. Accessory uses shall be allowed within a Facility or a separate community center accessory use may be allowed on the same property with the Facility. Such accessory uses as may be desirable for the convenience of the residents shall include, without limitation, the following types of uses: barber/hairdresser services, retail sales, restaurant, snack bar, gift shop, laundry services, banking and financial services, business and professional offices, provided that the following conditions shall be satisfied:
  - (a) Any Accessory Uses shall be solely for the use and convenience of residents of a Facility;
  - (b) Any Accessory Uses shall be wholly within a Facility or a separate community center facility on the same property with the Facility; and
  - (c) No Accessory Use shall have any exterior advertising display.